



MICHAEL R. PENCE, Governor  
STATE OF INDIANA

INDIANA DEPARTMENT OF HOMELAND SECURITY  
302 West Washington Street  
Indianapolis, IN 46204

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## COMMISSION MEETING MINUTES

Indiana Fire Prevention and  
Building Safety Commission  
Government Center South  
302 W. Washington Street  
Indianapolis, Indiana 46204  
Conference Center Room B

April 7, 2015

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:01 a.m. on April 7, 2015.

(a) Commissioners present at the Commission meeting:

Ron Brown  
Gregory Furnish  
Kevin Goeden, representing the Commissioner, Department of Labor  
John Hawkins, Chairman  
Todd Hite, representing the Commissioner, Department of Health  
James Hoch  
James Jordan  
Patrick Richard  
Jessica Scheurich  
Craig Von Deylen

Commissioners who were not present at the Commission meeting:

Matt Mitchell

(b) The following departmental and support staff were present during the meeting:

Legal and Code Services

Cecilia Ernstes-Boxell, Code Specialist  
Denise Fitzpatrick, Code Specialist  
Beth Sutor, Secretary

(c) James Schmidt, Deputy Attorney General was present

## 2. Old Business

Chairman Hawkins called for any corrections or a motion to approve the minutes of the March 3, 2015, meeting. Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

## 3. Third Party Inspections

T.R. Arnold & Associates, Inc.  
700 E. Beardsley Avenue  
PO Box 1081  
Elkhart, Indiana 46515

Kevin Troy, Fire and Building Code Enforcement, introduced the ordinance. She recommended approval. Commissioner Hoch moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

## 4. Reconsideration of Variance 15-03-9 Endress+Hauser Wetzer New Building, Greenwood

Rodney Johnson, Greenwood Fire Marshal, addressed the members of the Commission. He noted that during discussions with Ed Rensink, RTM Consultants, concerning the project, he was told a 3-hour party wall would be provided and had agreed to the rated fire wall. The application had stated the party wall was to be 2-hour. Following discussion, Commissioner Von Deylen moved that the party wall be a 3-hour rated fire wall. Commissioner Hoch made the second. It was voted upon and carried.

## 5. Variances

### Tabled Variances

#### 15-01-38 Wernle Youth and Family Treatment Center Administration Building, Richmond

No proponent was available for questions. Commissioner Brown noted they had not been available for questions for several meetings, and moved to table one last time. Commissioner Hite made the second. It was voted upon and carried.

#### 15-02-20 Children's Park Child Care Center, Mooresville

Lori Biggerstaff, Director, spoke as proponent. She explained that the foam fire suppression system was outdated, and that Koorson will no longer do the annual inspection because replacement nozzles are no longer available for the unit. She noted that all cooking is done only in the ovens of the two residential stoves. The building has

four exits, 23 full day children, and when before-and-after care students are present, the total is 52. Following discussion, Commissioner Brown moved to approve with the condition that all cooking was to be done in the ovens only, with no stove top use. Commissioner Richard made the second. It was voted upon and carried.

#### 15-03-6 Westminster Presbyterian Church, Marion

Tim Callas, J&T Consulting, spoke as proponent. He provided pictures of the space guard which would be attached to the elevator doors, reducing the gap to ¾ inch. Following discussion, Commissioner Richard moved to approve with the condition that the guards would be installed on the doors. Commissioner Jordan made the second. It was voted upon and carried.

#### 15-03-18 Carpe Diem Shadeland Avenue, Indianapolis

The proponent was not available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

#### 15-03-29 Bathroom Vent, Bloomington

The application had been given a B rating by staff during its review, but was incomplete and ineligible to be heard at the March meeting. It was now complete. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

#### Regular Variances

Chairman Hawkins called for any variances in the block vote to be called out. Variance 15-04-15(a), Terry Lee Hyundai, Noblesville, and variance 15-04-24 Deming Center Renovation, Terre Haute, were called out for individual consideration by Commissioner Brown. He also called for 15-04-7 Woodcraft Camp New Cabins, Culver, and 15-04-29 14408 Antwerp Road Grabill, to be voted upon separately. Commissioner Von Deylen noted he would abstain from voting on 15-04-13 TPG Marine Enterprises LLC, Indianapolis, and 15-04-48 617 N. College, Indianapolis. Commissioner Hoch noted he would abstain from voting on 15-04-40(a)(b) Ft. Wayne Community Schools Construction Trades, Ft. Wayne, and 15-04-71(a)(b)(c) the Deck at Don Hall's Gas House, Ft. Wayne. Commissioner Richard then made a motion to approve the remaining "A" and "B" variances. The second was made by Commissioner Scheurich. It was voted upon and carried.

Proponents for 15-04-35(a)(b) The Sycamore at Mallow Run Banquet Facility, Bargersville, had requested the application be tabled. Commissioner Von Deylen moved to table with the second by Commissioner Scheurich. It was voted upon and carried.

The proponents for 15-04-49 Green Sense Farms, Portage, had requested the application be tabled. Commissioner Jordan moved to table, with the second by Commissioner Richard. It was voted upon and carried.

Variance 15-04-7 Woodcraft Camp New Cabins, Culver, and 15-04-29 14408 Antwerp Road Grabil, were called out for a separate vote. Commissioner Jordan moved to approve, with the second by Commissioner Richard. It was voted upon and carried with one nay.

The following variances were approved as submitted:

- (1) 15-04-1 Burnham Rentals, Bloomington
- (2) 15-04-2 Indiana Endoscopy Center Relocation, Indianapolis
- (3) 15-04-17(a) Jasper Warehouse and Office Building, Jasper
- (4) 15-04-18(a)(b)(c) Country Meadows Amish School, South Whitley
- (5) 15-04-19(a)(b) Kokomo High School Stadium Bleacher Renovations, Kokomo
- (6) 15-04-20 FWIA-FBO Relocation Project, Ft. Wayne
- (7) 15-04-21 Westminster Village Additions Renovations, Muncie
- (8) 15-04-22 Pinewood Elementary School, Elkhart
- (9) 15-04-23 Woodland Elementary School, Elkhart
- (10) 15-04-25 Building I Expansion – Plainfield Business Park, Plainfield
- (11) 15-04-26 Tolon Restaurant, Ft. Wayne
- (12) 15-04-27 Indiana University Read Hall Renovation, Bloomington
- (13) 15-04-28 University of Indianapolis Housing, Indianapolis
- (14) 15-04-30 Crescent Park 3230 E. John Hinkle Place Unit C, Bloomington
- (15) 15-04-34 Carmel Clay Fire Station #43, Carmel
- (16) 15-04-39(a)(d) IUPUI North Hall Housing, Indianapolis
- (17) 15-04-42(c)(g) Ball State University Schmidt Wilson Hall, Muncie
- (18) 15-04-45 St. Joseph Brewery and Public House, Indianapolis
- (19) 15-04-46(c) Parkview Apartments Phase II, Columbus
- (20) 15-04-47(a) Indianapolis Motor Speedway Project, Speedway
- (21) 15-04-54 Carmel Clay Fire Station #44, Carmel
- (22) 15-04-55 INDOT/ISP Truck Inspection Building, Seymour
- (23) 15-04-60(b) JM Studebaker Building Renovation, South Bend
- (24) 15-04-63 Orion Safety Products Building, Peru
- (25) 15-04-66(a)(b)(c) Ingredion Project Hawk 2 Additions, Indianapolis
- (26) 15-04-68 Louie's Wine Dive, Indianapolis
- (27) 15-04-69 632 North College Avenue Apartments, Bloomington
- (28) 15-04-71(a)(b) The Deck at Don Hall's Gas House, Ft. Wayne
- (29) 15-04-75 42 Virginia Apartments, Indianapolis

The following variances were heard separately:

(30) 15-04-3 Dillman Farms, Bloomington

Cary Dillman, owner, spoke as proponent. The variance request was to allow high pile storage in the warehouse and freezer area. The facility manufactures jellies, fruit butters, etc. from produce grown locally. Boxes of jars and lids are arranged in 12 foot tall stacks until they are needed for production. The warehouse is 4 miles west of Bloomington, with no public water access, and the nearest fire department is 3 miles away. Quotes for installing a fire suppression system had been secured, and the final cost was approximately \$98,000. Bobby LaRue, Monroe County Building Department, noted that the facility has a small retail space in the front separated by a fire barrier with fire shutter, and that the high pile storage was not dense. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with two nays.

(31) 15-04-4 Liberty Self Storage, Wabash

Tom Boyle, owner, spoke as proponent. The request was to allow the owner to no longer maintain the fire suppression system in a building which had previously been a factory and was now used to store seasonal vehicles. The system had frozen and failed during the last winter. The facility has electricity only, no gas or heat. It is a metal building with a metal roof and concrete floor. Following discussion, Commissioner Hoch moved to table to allow the proponent time to gather information on costs and sprinkler options available. Commissioner Scheurich made the second. It was voted upon and carried.

(32) 15-04-5 Blessed Beginning Care Center Remodel, Nappanee

No proponent was available for questions. Commissioner Richard moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

(33) 15-04-8 Park 10 Flats Building, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. The request was to allow unprotected openings in an apartment building less than 30 feet from the property line to be protected by an NFPA 13R system instead of the code-compliant NFPA 13 system. The proponent stated they would provide additional sprinklers at 6' on center along the 1-hour rated exterior walls where the distance was less than 30 feet. Following a lengthy discussion, Commissioner Brown moved to approve with the condition that 4 heads of the NFPA 13R system and at least 2 heads of the close space sprinklers operate at the same time. Commissioner Von Deylen made the second. It was voted upon and carried.

- (34) 15-04-10 Lafayette Sports Center, Lafayette

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The existing facility, Type II-B construction, was an indoor tennis and gymnastic facility. The owner had installed a mezzanine, of combustible materials, for use by the gymnastics group. The request was to allow the mezzanine to remain as constructed without replacing combustibles with non-combustibles. Sprinklers under the mezzanine in this sprinklered building will be raised to Ordinary Hazard Group I design. Following discussion, Commissioner Von Deylen moved to approve with the condition that the underside of the mezzanine must be sprinklered, and must be one-hour rated construction. Commissioner Richard made the second. It was voted upon and carried.

- (35) 15-04-11 Arlington Heights Elementary School Preschool Addition, Bloomington

Ed Rensink, RTM Consultants, spoke as proponent. An addition of approximately 750 square feet was to be used as a music room. The request was to allow the 8" cmu and limestone exterior wall to separate the addition from the existing building instead of a fire wall, with a new 8" core-filled cmu wall constructed where the separation is into the existing building. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (36) 15-04-12 Franklin Indiana Proposed Development, Franklin

Melissa Tupper, RTM Consultants, spoke as proponent. A building with a restaurant and offices was being converted into all restaurant. A Chapter 34 evaluation had been done for the building. The request was to use the existing triple wythe brick walls in lieu of 3-hour structurally independent fire walls to separate the building. It has an NFPA 13 sprinkler system in the existing restaurant, and fire and smoke alarms will be added throughout. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (37) 15-04-13 TPG Marine Enterprises LLC, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. An existing unsprinklered, 1-story building containing a restaurant has been evaluated using Chapter 34, and will be converted to office space with offices in the basement. The request was to allow a floor opening which connects the main floor with the basement and is open to the corridor. They will be adding smoke detection and fire alarms throughout, with an 84' travel distance. There are no exits directly from the basement level, only by way of the stairs to the main floor. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried with Commissioner Von Deylen abstaining.

(38) 15-04-14 Angie's List Tile Building, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. A building constructed in the 1920's was being converted from office use to an assembly/meeting space. The request was to allow the use of sliding doors, which are not code-compliant side hinged doors, on conference rooms occupied by more than ten people. Smoke and fire alarms are to be installed. Following discussion, Commissioner Richard moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

(39) 15-04-15(a)(b) Terry Lee Hyundai, Noblesville

Melissa Tupper, RTM Consultants, spoke as proponent. Variance (a) was to allow the sprinkler to be omitted in the vestibule. It was an all-glass "box" with a concrete floor inside the showroom. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow the non-rated area beneath the open stair to be unsprinklered, and to be used as a play area for customers' children while they are shopping. Following a lengthy discussion, Commissioner Hoch moved to approve. Motion died for lack of second. The proponent then asked that the application be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Hite. It was voted upon and carried.

(40) 15-04-16(a)(b) Penn Street Tower Renovation, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The project was the renovation of a 15-story apartment tower, with floors eight to fifteen exiting to the seventh floor. The adjacent building is currently under construction as a Home 2 hotel, with a 2-hour fire barrier between the two buildings. The request was to allow the 2-hour enclosed stair serving floors 8 through 15 in the apartment tower to transfer within a 1-hour corridor to an enclosed 2-hour stair on the 7<sup>th</sup> floor which exits at grade. The structure is protected with an NFPA 13 system. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow temporary egress for floors two through seven during construction to keep construction debris away from the 1-hour corridor. Following discussion, Commissioner Hoch moved to approve with the condition that the corridor would be of 1-hour construction, and the variance would be valid until January 31, 2016. Commissioner Richard made the second. It was voted upon and carried.

**Breaking and reconvening.** Chairman Hawkins recessed the Commission at 10:30 a.m. It was called back to order at 10:46 a.m.

- (41) 15-04-17(b) Jasper Warehouse and Office Building, Jasper

Melissa Tupper, RTM Consultants, spoke as proponent. Several of the buildings on the site are to be demolished to make way for an apartment complex which is to be constructed at the location. The request was to remove the sprinkler system, which is non-functional, from the warehouse which is slated to be demolished in the future, and retain the sprinklers in the office buildings which will remain on the site. Following discussion, Commissioner Richard moved to approve with the condition that the variance would be valid from April 7, 2015 to April 6, 2017. Commissioner Hoch made the second. It was voted upon and carried.

- (42) 15-04-24 Deming Center Renovation, Terre Haute

Ed Rensink, RTM Consultants, spoke as proponent. This had been called out by Commissioner Brown. He asked if they were removing the hose cabinets or just the hoses, and was told they were entirely removing the cabinets. The proponent noted there would be Class 1 standpipes in the stairways. Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (43) 15-04-31 Markey's Audio Visual Addition, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. The request was to allow the required fire department access road to not completely encircle the facility due to site constraints. The building is protected by an ESFR sprinkler system, and the proponent noted that standpipes were to be put by the fire department access doors in the north and on the east side of the building. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

- (44) 15-04-32 Indiana Downs Quarterhorse Barn, Shelbyville

Ed Rensink, RTM Consultants, spoke as proponent. This one-story horse barn with 100 permanent stalls, classified as a U occupancy, requested to use Appendix C of the International Building Code for unlimited area. The proponent noted there were six exits, with a 120 foot travel distance. The proponent was asked if the public were allowed in the building, to which he replied no. Following discussion, Commissioner Hoch moved to approve with the condition that there was to be no public allowed, employees only. Commissioner Richard made the second. It was voted upon and carried with one nay.



(45) 15-04-33 AI Camp Bunkhouses, Marshall

Judith Kline, architect, spoke as proponent. The request was to omit sprinklers in the newest bunkhouse for the Agudath Isreal of Illinois summer camp. The camp is located in a rural area without access to public water. The bunkhouse is divided into two sleeping rooms by a 1-hour fire separation wall with a 45 minute fire door. Each side has an egress door and two egress windows. Fire and smoke alarms are included on both sides of the separation, and are interconnected. Following a discussion about sprinkler systems which may be available for the camp, Commissioner Von Deylen moved to table, with the second by Commissioner Richard. It was voted upon and carried.

(46) 15-04-36 Hubler Auto Dealership, Crawfordsville

Scott Perez, Axtheon, spoke as proponent. The existing, unsprinklered building, has a mezzanine which exceeds the allowed 1/3 area limitation, used for parts storage. The request was to allow the construction of a new mezzanine as part of the expansion, with a 3-hour fire barrier to separate it from the existing S-1 occupancy, a 1-hour floor/ceiling assembly, and a stair to an exterior exit. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with one nay.

(47) 15-04-37(a)(b) 3 Amigos Restaurant, Kokomo

Melissa Tupper, RTM Consultants, spoke as proponent. Also present was Dan Shockley, owner. In variance (a), the request was to omit sprinklers in the existing building which was being converted from retail to restaurant. The project had been submitted under the 2008 IBC as new construction, not under Section 3410, though a Chapter 34 study had been done to show the building met all requirements necessary to pass without sprinklers. The facility has a calculated occupant load of 167, and two exits are provided. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with one nay. Variance (b) was to allow the wall of the adjacent building, a 16" thick masonry block wall, to be used as separation without being structurally independent. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

(48) 15-04-38 Messer Regional Office Renovation, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The request was to allow the threshold of 2¼" allowed per the existing construction exception to Sec. 608.7, in lieu of the ½" maximum allowed by current code. Following discussion, Commissioner Richard

moved to approve with the second by Commissioner Hoch. It was voted upon and carried.

(49) 15-04-39(b)(c)(e)(f) IUPUI North Hall Housing, Indianapolis

Dennis Bradshaw, FP&C Consulting, spoke as proponent. A new residence hall, sprinklered, will be of Type 2A construction. In variance (b) the request is to omit the gasket around dorm room door assemblies required to meet smoke and draft control requirements. The facility will be protected with quick response sprinklers which have been proved to maintain safe egress conditions in the corridors even with doors wide open. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was to allow the building to not comply with the minimum 50 feet distance from the property line or other buildings on the north side. The building does not comply due to site constraints. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (e) was to allow hose connections to be located at intermediate stair landings, with standpipes at main floor landings. Following discussion, Commissioner Brown moved to approve with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (f) was to omit smoke dampers in the corridor walls. Following discussion, Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

(50) 15-04-40(a)(b) Ft. Wayne Community Schools Construction Trades, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. Also present was Mike Reff, Hoch Associates. An existing industrial building was being converted to a home construction school. Variance (a) was to allow the corridor to not comply with 1-hour fire partition requirements in the limited renovation. The building is protected throughout with an NFPA 13 system. Egress lighting and exit signs will be provided per code, with less than 20 students in each class. Following discussion, Commissioner von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Commissioner Hoch abstained. Variance (b) was a request for the points needed for a passing score for Chapter 34 evaluation. The existing corridor construction is not fire-rated, and with a small budget, sprinklers were to be installed as a better use of funds. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

**Breaking and reconvening.** Chairman Hawkins recessed the Commission at 12:01 p.m. It was called back to order at 1:00 p.m.

- (51) 15-04-41 Sleepy Owl Banquet Hall, North Webster

Chip Erwin spoke as proponent. The request was to allow the facility to omit the required sprinkler system. The facility has no access to a public water system, and to provide another well with equipment would be equivalent to half of the entire project. There are two fire stations within four miles of the project, with a pond located on site. They will not allow open flames or candles during the events, and monitored heat and smoke detectors are to be installed. Following discussion, and with agreement by the proponent, commissioner Hoch moved to approve with the condition a shunt trip would be provided to interrupt the sound system. Commissioner Furnish made the second. It was voted upon and carried with one nay.

- (52) 15-04-42(a)(b)(d)(e)(f) Ball State University Schmidt Wilson Hall, Muncie

Christina Collester, RTM Consultants, asked that the Commission move this variance down the agenda. Ed Rensink, RTM Consultants, the proponent for the application, had not yet returned to the meeting. Her request was granted.

- (53) 15-04-44 Penn Place Apartments, Indianapolis

Christina Collester, RTM Consultants, spoke as proponent. The request was to omit the standpipes required by code. The area has poor public water, and cannot reach the proper pressure without a pumper truck. The sprinkler system itself meets code. Estimated costs for a main replacement would be over \$175,000. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (54) 15-04-46(a)(b) Parkview Apartments Phase II, Columbus

Tim Callas, J&T Consulting, spoke as proponent. Variance (b) was to allow the use of a 3M film applied to the stairway windows in lieu of the code-required safety-glazing. The management of the building was to maintain the film. Following discussion, Commissioner Von Deylen moved to approve with the condition that the film would be inspected by the manufacturer at the end of its stated life expectancy to see that it is still viable. Commissioner Hoch made the second. It was voted upon and carried. Variance (a) was to omit the sprinklers under the exterior landing overhanging the exterior exit discharge. This area had been cited by the City of Indianapolis. Following discussion, Commissioner Brown moved that no variance was required, with the second by Commissioner Furnish. It was voted upon and carried.

- (55) 15-04-42(a)(b)(d)(e)(f) Ball State University Schmidt Wilson Hall, Muncie

Ed Rensink, RTM Consultants, spoke as proponent. The request in (a) was to allow the use of an existing corridor for providing make-up air for bathrooms and relief air for the dorm rooms. The building will be fully sprinklered with fire and smoke dampers in the corridor transfer openings. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow non-rated glazed doors on floors 2-8. These will be protected with an NFPA 13 sprinkler water curtain. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (d) was to allow the ceiling height to be 6'10" in portions of the corridors and sleeping rooms to accommodate sprinkler piping, in lieu of the required 7'6". Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (e) was to allow exterior openings on floors 1 – 3 facing the new bike building to exceed the permitted percentage, with close-space sprinklers protecting the openings. The bike building will be of non-combustible construction and no openings will face the residence hall. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (f) was a request to allow ducts penetrating more than 2 floors, with fire dampers at the first floor level, to be unprotected by a 2-hour shaft enclosure. This request was due to existing construction and necessary design of the system. Following discussion, Commissioner Richard moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

- (56) 15-04-43 Grand Park Indoor Sport and Recreation Facility, Westfield

Ed Rensink, RTM Consultants, spoke as proponent. The project was originally designed under the 2008 code, but construction was delayed and it was filed after the 2012 code went into effect. A discussion of the ASCE 7 minimum design standards, led by Commissioner Jordan, dealt with the calculation for snow and rain loads using the slope of the roof and the width of the building, and questions as to how the numbers were reached and if they complied with requirements, was held. Following discussion, the proponent requested the application be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

- (57) 15-04-47(b)(c)(d)(e)(f) Indianapolis Motor Speedway Project, Speedway

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The issue in variance (b) was accessible seating on the upper levels of the grandstands. Bench seating was to be removed and stadium seating installed, but it will not provide the full 16½" aisle clear width required by code. It [provides 14¼"]. Following discussion, Commissioner Hoch

moved to approve with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (c) was to allow a stairway to the seating area above the accessible seating, keeping the 9" riser height from the lower stairs, would be a continuation of the required stair and not an aisle stair. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (d) dealt with the concession stands. The additional three rows of seating above the accessible seating affected the concession stands below, and would, by code, need to have 1-hour separation. Stand #601 will be demolished and reconstructed with the separation. The request was to omit the separation in the remaining concession stands. Following discussion, Commissioner Von Deylen moved to approve with the condition that stand #601 was to be separated, and any stands rebuilt in the future were to be separated. Commissioner Hoch made the second. It was voted upon and carried. Variance (e) was to allow the roof of the grandstand to exceed the height allowed for Type II-B construction. To accommodate the addition seating the roof was to be moved from 68 to 83 feet. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (f) was to allow the seven new elevators to exceed the 36' required for openings in the hoistway. The elevators are accessed at ground level and have only one stop, which is the accessible seating area in the grandstand. The fire department did not object to the variance. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

(58) 15-04-48 617 N. College, Indianapolis

Craig Von Deylen, Von Deylen Realty, spoke as proponent. The City of Indianapolis disallowed the type of sealing material used for exposed ducts in one of the apartments. Though the architect felt the duct did not need to be sealed, they sealed it using a silicone sealant, classified as an alternative material in the code. Jeff Dean, Indianapolis Code Enforcement, addressed the Commission, questioning the definition of silicone as a liquid sealant. Following discussion, Commissioner Richard moved no variance was required, with the second by Commissioner Hoch. It was voted upon and carried. Commissioner Von Deylen abstained.

(59) 15-04-50 Big Woods Village Building, Nashville

Melissa Tupper, RTM Consultants, spoke as proponent. Also presenting was Doug Hardin, architect. The request was to allow a change of use for an existing retail building to a restaurant and brewery without required the existing floor to meet the minimum live loads specified in Chapter 16. The building had been evaluated under Section 3410. The first floor will be separated by 2-hour construction, and the stair enclosed by 1-hour separation. Each floor will have a separate HVAC system, with smoke detection throughout. A fire alarm system, emergency lighting and exit signs will be provided. Walter Kneapple, Fire and Building Code Enforcement, addressed the Commissioner. He stated he was not against the variance, since it was better than the building had been

before. He did note the local had stated opposition, but had not given a reason. Following discussion, Commissioner Hoch moved to approve with the condition that signs stating the maximum capacity of the floor must be posted. Commissioner Jordan made the second. It was voted upon and carried.

(60) 15-04-51(a)(b)(c) Kokomo Maple Crest Middle School Addition, Kokomo

Ed Rensink, RTM Consultants, spoke as proponent. A wing of the existing school was to be torn down and a new structure erected, putting the building 1½% over allowable area. The request in (a) was to allow the addition to be over area. They cannot decrease the size of the addition without losing space necessary for the designated purposes of the areas. Following discussion, Commissioner Hoch moved to approval with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was a resubmittal of a previous variance for a fire barrier because the set of facts stated in the previous variance had changed. Variance (c) was also a resubmittal of a previous variance to allow occupancy during phasing-in of the sprinkler system. Following discussion, Commissioner Brown moved to approve both (b) and (c), with the second by Commissioner Hoch. It was voted upon and carried.

(61) 15-04-52(a)(b) Horse Barn Johnson County Fairgrounds, Franklin

Tim Callas, J&T Consulting, spoke as proponent. The proponent noted that the owners would like to submit a name change for the project. They wished it to be the Johnson County Livestock Pavilion. Variance (b) was a request to omit sprinklers in the building which is to be used solely for 4 weeks per year by exhibitors preparing their livestock for showing. There would be no heating or cooling, a dirt floor, no overnight occupancy of the building, and no use other than for animals. Variance (a) was a request to allow the building to be over area for Type V-B construction type. Following discussion, Commissioner Richard moved to approve (a) and (b) with the condition that it is for livestock use only, no overnights be allowed and it is used four weeks per year. Commissioner Hoch made the second. It was voted upon and carried.

(62) 15-04-53 Castle North Middle School Bleacher Mezzanine, Newburgh

Ed Rensink, RTM Consultants, spoke as proponent. A small mezzanine area was to be constructed over some existing classrooms to provide additional bleacher seating area. The request was to omit sprinklers. Two additional sets of egress doors would be added, and the travel distance would be a maximum of 125 feet. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with one nay.

(63) 15-04-56 Swayzee Elementary School Addition, Swayzee

Ed Rensink, RTM Consultants, spoke as proponent. The school, constructed in 1955, had 2 additions in 1977 and again in 1995, both with 2-hour separations. They are adding a new canopy and a secure office/reception area, and would like to use the existing 2-hour separation walls in lieu of complying fire walls. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(64) 15-04-57 USI Teaching Theater Haze/Fog Project, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. As part of their curriculum, the students learn the use of haze and fog special effects. These special effect have been known to set off smoke alarms. The variance is to allow the use of a qualified fire watch while the smoke detection system, but not the sprinkler system, is disabled with a key-operated switch during the performance. The system will then be reset by the fire watch personnel, and it will verify with security that the system has been made functional before they stand down. Following discussion, Commissioner Hoch moved to approve with the second by Commissioner Brown. It was voted upon and carried.

(65) 15-04-58 Grant Street Station First Floor Renovation, West Lafayette

Christina Collester, RTM Consultants, spoke as proponent. The request was to allow an existing podium building to have the parking garage modified by the addition of apartments, fitness rooms, storage, and business/assembly tenant spaces on the first level below the 2-hour horizontal separation. An NFPA 13 system was to be installed on the ground floor, and occupancy separations provided. Following discussion, Commissioner Brown moved to approve with the second by Commissioner Hoch. It was voted upon and carried.

(66) 15-04-59 Azteca Milling Product Packaging Expansion, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The existing building is to be reconfigured to allow the installation of new machinery for a packaging line. The fire barrier wall which is not a supporting wall, is to be moved to make room for the new bagging equipment, putting the facility over area for the construction type. No additional employees will be needed for the larger machinery layout and public will not be allowed in the area. The building is protected by an NFPA 13 system and fire alarm, with an increase of coverage in the bagging area. Following discussion, Commissioner Hoch

moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

(67) 15-04-60(a)(c)(d)(e) JM Studebaker Building Renovation, South Bend

Ed Rensink, RTM Consultants, spoke as proponent. In variance (a) the request was to allow the existing party wall between the 2-story neighboring building and the 9-story Studebaker building, rated as 3-hour, to serve as the required separation. Both buildings are sprinklered with an NFPA 13 system. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (c) was to allow an unenclosed stairway connecting ten floors from the basement to the roof to be protected by 18" draft curtains and sprinkler curtains at each floor opening. A fire alarm and smoke detection will be added. The stair is in a listed historic structure, and it was requested that it remain intact. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (d) was to allow balconies which overhang the neighboring building by requesting openings on the property line. The openings would be protected by sprinklers at each opening. Variance (e), per the proponent, is the same request as (d) but uses a different code section. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

(68) 15-04-61(a)(b)(c)(d) Tate & Lyle Dryer Building, Lafayette

Tim Callas, J&T Consulting, spoke as proponent. Variance (b) was a request to omit fire proofing on the structural members of the small, normally unoccupied first floor storage area of the process building, a practice not allowed by FDA regulations. Ron Richey, Lafayette Fire Department, advised the Commission that they did not object to the variance since the sprinklers would be increased in density by 25%. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (a) was to allow the mezzanines, without work stations and for equipment only, to exceed the allowable area. Commissioner Hoch moved to approve, with the second by Commissioner Brown. It was voted upon and carried. Variance (c) was to be allowed to install a sprinkler water curtain in lieu of a 4-hour fire wall. Following discussion, Commissioner Von Deylen moved to approve, with the second by commissioner Scheurich. It was voted upon and carried. Variance (d) was to allow a structure used as an equipment enclosure, used for inspections and maintenance, to be Type II-B construction instead of the required Type I-B/ The building exceeds the height limitation due to the size of the process equipment it encloses. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.



- (69) 15-04-62 Ivy Tech Community College, Anderson

Christina Collester, RTM Consultants, spoke as proponent. The request was to omit sprinklers beneath the three open slat stairs in areas protected by overhead sprinklers. Storage of any material beneath the stairs is prohibited. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

- (70) 15-04-64(a)(b) Ivy Tech EXCEL Center, Noblesville

Melissa Tupper, RTM Consultants, spoke as proponent. A middle school was being converted to a community college, and had received variance approvals last year for separations and fire walls. The curriculum has been changed to serve students age 18 and above, which is an E occupancy. Variance (a) was a request to permit a score which does not comply in the Section 3412 evaluation for Building 4 of the facility in its change of use. The building is sprinklered throughout. Variance (b) is to have the building evaluated by using Section 3412 in lieu of compliance with current code. The building is divided into 4 fire areas by 2-hour area separation walls. Following discussion, Commissioner Hoch moved to approve both, with the second by Commissioner Hite. It was voted upon and carried.

- (71) 15-04-65(a)(b) Craig Black, Fortville

Debbie Black, owner, spoke as proponent. The request was to be allowed to open a diesel repair shop in one of the proponent's hog barns on their property. Variance (a) was a request to be allowed to use Rule 13 to bet the agricultural building occupancy changed. Rule 13 does not allow an agricultural building to be converted to an S-1 occupancy. Kevin Troy, Fire and Building Code Enforcement, addressed the Commission. He noted that, while Rule 13 does not permit the conversion, and the S-1 floor load may be a concern, this would be the way to go about it. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow the barn to be converted to an S-1 over 3,000 square feet, stating the floor is concrete on grade and can handle the loads of the vehicles. There will be no employees and no second level. Following discussion, Commissioner Von Deylen moved to approve with the condition that the use is limited to S-1, no fuel storage allowed, and egress illumination and egress width shall comply with the Building Code. Commissioner Hoch made the second. It was voted upon and carried.

- (72) 15-04-67 Pallet Recycling Storage Building, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The facility, a steel frame structure with a metal roof, was built in the 1930's. The request is to allow the existing

warehouse to store pallets for recycling in stacks 10' high, and not comply with requirements for new construction. A monitored smoke and heat detection system will be installed. The owner had stated that a sprinkler system upgrade would cost more than the worth of the building due to lack of water pressure and the unheated building requiring a dry system. There are three doors along each side, which would be welded open to maintain access. Commissioner Hoch moved to approve with the condition that the building be divided by a 2-hour fire barrier, monitored smoke and heat detectors are provided, and one employee may be inside the facility at a time. Commissioner Von Deylen made the second. It was voted upon and carried.

(73) 15-04-71(c) The Deck at Don Hall's Gas House, Ft. Wayne

Christina Colleser, RTM Consultants, spoke as proponent. The request was to omit the parapet from the building. The wall upon which the parapet sits within feet of a lot on the flood plain which will not have anything built upon it, making the parapet unnecessary. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Hoch abstained.

(74) 15-04-72 Sparta Sports Dome, Crown Point

Jim Kyleman, architect, spoke as proponent. The request was to be allowed to use the roof of the sprinkled accessory building, located within the 3,000 square foot air-supported dome, for a viewing mezzanine for approximately 200 with tables and chairs. It is concrete and block construction with two stairways to the roof. Following discussion, Commissioner Brown moved to approve with the second by Commissioner Hoch. It was voted upon and carried.

(75) 15-04-73 Riverwalk Communities, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The facility will be undergoing a remodel with an addition to an existing building to convert it to an assisted living facility in compliance with NFPA 101A. The first floor will have offices and the rest will be apartments. The request is to change some first floor apartments into an I-2 Alzheimer unit. There will be an enclosed exit tower directly to the exterior, and the building will be sprinkled with an NFPA 13 system. Following discussion, Commissioner Brown moved to approve with the second by Commissioner Hoch. It was voted upon and carried.

(76) 15-04-74(a)(b) Adams County Judicial Center, Decatur

Dennis Bradshaw, FP&C Consultants, spoke as proponent. The request in variance (a) was to allow one exit off the security control tower instead of the required two to an enclosed stair to the first floor and exit. There would be one occupant of the tower, except at shift change. The area is fully sprinklered, with smoke and heat detectors which are monitored in the tower itself. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to omit the 20 minute door at the end of the corridor to the kitchen area, located by the booking area. This is needed for a clear line of sight. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Hite. It was voted upon and carried.

5. Discussion and possible Commission action

Stewart Furniture Building  
Administrative Cause No. 14-16  
Non-final Order of Dismissal

Chairman Hawkins felt that a conflict in wording concerning Class One structures existed between the agreed order and the non-final order presented by the Administrative Law Judge for Stewart Furniture Building, Cause No. 14-16. Following a lengthy discussion of the conflict and possible interpretations involved, it was suggested it be remanded to the ALJ for reconsideration, with emphasis placed on item 14 in the agreed order. State Fire Marshal James Greeson, suggested they table it. Commissioner Von Deylen moved to table, with the second by Commissioner Hite. It was voted upon and carried.

6. Local Plan Review Criteria

A marked copy of changes authorized by the Commission had been provided by Pam Walters to members of the Commission, and was presented by Chairman Hawkins. Bobby LaRue, Monroe County Building Department, addressed the Commission regarding Commissioner Brown's question on fee schedules and why he had presented it as he did in the proposed criteria document. Following further discussion, Commissioner Richard moved to adopt, with the second by Commissioner Von Deylen. It was voted upon and carried.

7. Discussion and Reconsideration of variance 14-12-46 Manley Finish Grading, Indianapolis

A request for continuance had been filed with Chairman Hawkins by Brian Tuohy, attorney for Manley Finish Grading. A dialogue with Chief Courtney Gordon had been established, and he

wished to continue with it before they returned to the Commission. Chairman Hawkins had no objections, and the reconsideration was moved forward to the May agenda.

#### 8. Discussion of ICC/ANSI A117.1 – 2003 Interpretations

Chairman Hawkins had noted that this particular issue has kept coming up, and he asked if the Commission would want to consider a non-rule policy. Explaining the differences in Fair Housing and ANSI requirements involving the reach allowed with cabinets, the Commission discussed the need for clarification. Jeff Dean, City of Indianapolis, supported the idea of a non-rule policy.

#### 9. Comments – Chairman Hawkins

Chairman Hawkins noted that a former ALJ, Gary Bippus, had passed away, and offered information on his memorial services.

10. Chairman Hawkins then adjourned the meeting at 4:30 p.m.

APPROVED \_\_\_\_\_  
John Hawkins, Chairman